



Town of Concord, Massachusetts
22 Monument Square, Concord, MA 01742

Historic Districts Commission Meeting Minutes 02-11-16

Pursuant to notice duly filed with the Town Clerk's office, the Town of Concord Historic Districts Commission held a public meeting on Thursday, February 11, 2016 at 7:00 P.M. in the First Floor Conference Room, 141 Keyes Road, Concord, Massachusetts.

Present:

Full Members

Terry Gregory, Chair
 Nea Glenn, Secretary
 Dennis Fiori
 Justin King

Associate Members

Satish Dhingra
 Luis Berrizbeitia
 Peter Nobile
 Melinda Shumway
 Kate Chartener

Marcia Rasmussen, Director of Planning & Land Management
 Andrew W. Mara, Administrative Assistant

Mr. Gregory called the meeting to order at 7:04 P.M. Voting Members for the meeting were Mr. Gregory, Ms. Glenn, Mr. Fiori, Mr. King, and Mr. Berrizbeitia

CONTINUED PUBLIC HEARINGS

Stacey Davis, 52 Bow Street, Monument Square/North Bridge Historic District, to install trellis

Homeowners Dick and Stacey Davis appeared for the continued hearing and presented the Application. The Applicants sought after-the-fact approval of five trellises installed along the eastern property line of 52 Bow Street. The trellises consisted of metal hog wire lattice on a metal frame with a wood band across the top.

Chairman Gregory reviewed the events of the initial hearing and noted that the Commission conducted a Site Visit prior to the continued hearing.

The Chair asked for comments from Commission Members.

A Commission member stated that the Commission should view this Application as if the trellises were not already installed on the property. Several Commission members agreed with their fellow Commissioner. The Commission then discussed the relevance of trellises in the Historic Districts. A Commission member opined that the trellises were not really a decorative landscape element but rather something closer to being an agricultural element since there were plantings growing on them.

Commission members reviewed the visual impact of the five unapproved trellises. The Applicant and Commission discussed different approaches on how to best minimize the visual impact of the trellises. One Commission member suggested that the Applicant consider painting portions of the trellises to blend them into the natural landscape. The same Commission member was concerned about the wood band at the top of the trellises and asked if the wood band was stained. Mr. Davis noted that the wood band was pressure treated wood and was not stained. The Applicants stated that they preferred to not paint the trellises. Another Commission member opined that if the trellises were painted, they would be much more noticeable during the winter months. Mr. Davis noted that the wood band would fade over time. After discussion, the Commission determined that the trellises should remain unpainted in order to blend in with the natural landscape.

The Chair opened the discussion to public comment and there was none at this time.

Mr. Fiori moved to approve the five trellises as installed with the condition that they remain unpainted. Mr. King seconded the motion and ALL VOTED IN FAVOR.

Rotary Club of Concord, 12 Main Street, Monument Square/North Bridge Historic District, to remove existing granite and paving and install new USS Concord Bell memorial

Henry Dane and Dick Hale appeared for the continued hearing and presented revised plans for the reconstruction of the existing park space to the left of the Veteran's Memorial in Monument Square as a memorial site for the USS Concord Bell. The proposed design would repave the space and install the USS Concord Bell on a granite pillar and plinth near its center. Also included in the plans was the installation of a new granite water fountain, the relocation of the existing bike racks, the installation of a new stone bench, and the planting of new vegetation.

Mr. Dane mentioned that the proposed memorial had undergone several changes throughout the HDC review process. He reviewed the revised plans with the Commission to address issues that were raised at previous meetings. Mr. Dane presented the Commission with the dimensions of the memorial bell. He also briefly discussed the revised layout of the proposed brick pavers and the proposed granite benches. Mr. Dane advised the Commission that Town Engineers from Concord Public Works (CPW) had reviewed the project. Mr. Dane noted that the only potential issue CPW found was that the grading needed to be ADA compliant. As a result, the plans had been modified to indicate that they were. Besides the grading requirements, he said CPW had no other issues with the project.

The Chair asked for comments from Commission Members.

Commissioners briefly reviewed the two different options for proposed lettering for the memorial. Mr. Dane stated that the landscape architect preferred that the lettering be in the Garamond font and not the Century Gothic font. At the request of the Commission, Mr. Dane clarified that CL-10 was a naval designation for the ship. A Commission member asked if there was any planned interpretive signage that would explain the history and importance of the USS Concord. Mr. Dane stated that there was not any planned signage at the moment but that he was working with Dave Wood of the Concord Museum to develop program for Veterans' Day in 2017. Another Commission member opined that it was important to provide some sort of context or background information about the memorial.

The Applicants were asked to explain the brick pavers and where the pavers would meet the sidewalk. Mr. Dane said that the limit of the project stopped at the concrete sidewalk and CPW would be responsible for making the sidewalk area ADA compliant if necessary.

Mr. Dane was asked to review the pattern of the brick pavers. A Commission member noted that the running pattern mimicked the pattern found next door. Several Commission members felt that the site was a very unique shape and that the brick pattern should be thoughtfully designed to frame the focal points of the memorial. The Commissioners opined that it was best for visitors to walk across/against the bond pavers as opposed to walk parallel to them. Another Commission member noted that future snow removal should be considered in the design of the brick pattern. Mr. Dane noted that CPW had not raised an issue with snow removal during their review of the plans.

At 7:30 p.m. the Chair suspended the hearing in order for the new public hearings to begin. It was noted that the hearing would resume after the new public hearings.

PUBLIC HEARINGS

Nathaniel Akers, 169 Lowell Road, Main Street Historic District, for lighting

Homeowner Nathaniel Akers appeared for the hearing and presented the Application. The Applicant sought approval to replace the existing single light fixture adjacent to the front entrance with a pair of fixtures to be installed on either side of the front door. The Applicant noted that the proposed fixtures were Quoizel COR8410K lantern style wall sconces in the "Mystic Black Cooper" finish. The Applicant advised the Commission that the two fixtures would have seeded glass.

The Chair asked for comments from Commission Members. A Commission member noted that the proposed fixtures were not dark sky compliant and asked the Applicant to justify his request for such fixtures. Mr. Akers opined that seeded glass would help compensate for the fact that the fixtures were not dark sky compliant. Commission members felt that in order to limit the impact of the proposed lighting, the fixtures should not only have seeded glass, but also use incandescent bulbs with a maximum wattage of 40W each.

The Chair opened the discussion to public comment and there was none at this time.

Mr. King moved to approve the replacement of the one light fixture adjacent to the front entrance with a pair of fixtures to be installed on either side of the door as submitted. The fixtures will have seeded glass and will use incandescent bulbs with a maximum wattage of 40W each. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR.

Barbara Hirsch on behalf of Marley Properties, 83-91 Main Street, Main Street Historic District, for signage

Applicant Barbara Hirsch and Billy Crosby of Crosby Design appeared for the hearing and presented the Application. The Applicant sought approval for signage associated with her interior design studio at 83-91 Main Street. Mr. Crosby noted that the Application consisted of two different signs. The first sign was an AZEK blade sign that would be mounted on an 'A' style wrought iron bracket painted matte black. The dimensions of the proposed blade sign were 24" wide by 31" tall. The second sign was a flat wall sign that would be located on the western portion of the structure's front façade. The dimensions of the proposed wall sign were 100" wide by 8" tall. The wall sign had the business name displayed in flat vinyl lettering. Mr. Crosby noted that the wall sign was designed to match the size, scale and placement of existing signage located on the same façade. Both proposed signs had a satin finish and featured a pantone color scheme that was bright white, mid-grays, and darker gray (7443, 877, 431 and 433). There was no lighting associated with either proposed sign.

The Chair asked for comments from Commission Members. A Commission member asked why the Applicant had requested for two signs at the location. Mr. Crosby stated that customers approaching the business from across Main Street, which was where the municipal parking lot was located, would have a hard time seeing the blade sign from that angle. Therefore, a flat wall sign was necessary.

The Chair opened the discussion to public comment and there was none at this time.

Mr. Fiori moved to approve the installation of the new AZEK blade sign and wall sign as proposed with a satin finish. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The approved sign design is signed by Chair Terry Gregory and dated 2/11/16.

MaryAnn Christie Burnside on behalf of Alpine Property Management Corp., 45 Walden Street, Main Street Historic District, for signage

Applicant MaryAnn Burnside and Billy Crosby of Crosby Design appeared for the hearing and presented the Application. The Applicant sought approval for new signage at 45 Walden Street. The proposed sign was for Ms. Burnside's business The Mindfulness Studio.

Mr. Crosby reviewed the design of the proposed signage. The dimensions of the proposed wall sign were 78" wide by 12" tall. The proposed sign would be made of AZEK material. The subject matter of the proposed sign was the business name and logo. The lettering and logo would be individually cut and pinned off of the building façade by approximately 3/8". The color scheme would be off white for the lettering, and a blue and off white blend for the logo. Mr. Crosby stated there was no lighting associated with the proposed signage. Mr. Crosby noted that the brown background on the signage plans was the façade that the signage would be installed on and not part of the proposed signage itself.

The Chair asked for comments from Commission Members. Commission members reviewed photographs of other signage existing at the site. Several members opined that the proposed signage was thoughtfully designed for the location. Another Commission member asked Mr. Crosby to elaborate about the sign's individually cut and pinned off lettering. Mr. Crosby reviewed how the proposed lettering would be created and installed. Mr. Crosby also confirmed that the logo was composed of one piece and not several pieces put together.

The Chair opened the discussion to public comment and there was none at this time.

Mr. Berrizbeitia moved to approve the installation of the new wall sign as proposed with a satin finish. Mr. Fiori seconded the motion and ALL VOTED IN FAVOR. The approved sign design is signed by Chair Terry Gregory and dated 2/11/16.

Archstone Builders LLC, 427 Lowell Road, Barrett Farm Historic District, for lighting, paint colors, garage doors, and gutters

Dave Guthrie of Archstone Builders LLC appeared for the hearing and presented the Application. The Applicant sought approval for paint colors, lighting fixtures, garage doors and gutters.

Mr. Guthrie reviewed the proposed garage doors. The proposed garage doors were manufactured by Everite. The model of the garage door was the Lehigh model. The Applicant indicated that the garage doors would be painted Benjamin Moore White Dove OC-17.

Mr. Guthrie reviewed the proposed paint colors for the new structure. The Applicant sought to paint the body Benjamin Moore Stonington Gray HC-170. The trim was proposed to be painted Benjamin Moore White Dove OC-17. The garage doors would be painted Benjamin Moore White Dove OC-17. The front, side/rear garage pedestrian doors would be stained Minwax Dark Walnut 2716. Mr. Guthrie noted that an alternate stain option for the doors was Minwax English Chestnut 233.

The Applicant discussed the proposed lighting. Mr. Guthrie noted that there were two different light fixtures he sought to install. The Calistoga 2095SB-LED fixture was proposed for the two fixtures at the front entryway. Each fixture was 9.8" wide by 18.8" high. The fixtures were aluminum and the glass was clear seeded. For the fixtures near the sliding door and rear pedestrian door near the garage, the Applicant proposed the Calistoga 2090SB-LED fixture. The fixtures were similar but slightly smaller than the proposed fixtures for the front entryway. The fixtures were 8.5" wide by 16.3" high. Each fixture would have dark sky compliant bulbs. The proposed bulbs were either the DLSG-40 or DSLM-40 model. It was noted that when lit, the bulbs would have a color temperature of 2700K and the incandescent equivalency was 40W. Mr. Guthrie noted that there was also recessed lighting proposed over the garage doors and side entry in the locations as indicated on the previously approved design plans.

Mr. Guthrie reviewed the proposed gutters for the structure. He noted that the stormwater management plan, which was technically outside of the Commission's purview, required that the whole structure would be guttered into two dry basins. However, the front gable system prohibited the installation of gutters on the front façade. Therefore a stone drip line along the foundation would be installed. Mr. Guthrie advised the Commission his engineer confirmed that the installation of the stone drip line would allow the project to adhere to the stormwater management plan. He sought to install the aluminum Half Round gutter made by New England Gutter Kings. The Applicant stated that these are same gutters that were used on 415 Lowell Road. The gutters would be painted to match the trim. The Applicant reviewed the gutter locations by using the previously approved design plans.

The Chair asked for comments from Commission Members. Commission members agreed to review each item at a time.

Commission members inquired if the Applicant had considered another material for the gutters since the proposed aluminum gutters were not typically appropriate for the historic districts. A Commission member suggested that the Applicant consider copper or fiberglass gutters. Mr. Guthrie advised the Commission that he was open to the idea for different gutter materials. Commission members expressed support for the proposed gutters as long as they were either copper or fiberglass. The Commission determined that if fiberglass gutters were installed, they should be painted White Dove to match the trim. Commission members noted that the rear gutters could be aluminum since they would not be visible from the public right of way. A Commission member asked how water would be managed in the front of the house with the stone drip line. Mr. Guthrie noted that stone drip would allow water to infiltrate through the ground. Another Commission member noted that it included crushed stone and Mr. Guthrie confirmed.

Commission members discussed the proposed lighting. A Commission member expressed gratitude for the inclusion of dark sky compliant bulbs. Other Commission members agreed and noted that they had little issue with the proposed fixtures and bulbs. However, several Commission members were concerned about the recessed lighting over the garage doors. A Commissioner noted that there was a significant amount of lighting around the garage area and asked if it was feasible to remove one of the recessed lights. Another member noted that during the Commission's initial review of the structure, the Commission was very hesitant to approve the attached three-car garage as the Commission preferred a two-car garage over a three-car garage. The same member opined that if the third recessed light was removed for the proposal, it would create the appearance of a two-car garage. The Applicant and Commission discussed the possibility of removing the third garage fixture. After a brief discussion, both parties concluded that removing the recessed lighting above the third garage door was the best option. The Applicant and Commission agreed that 6" recessed lighting would be installed at the side entrance and 4" recessed lighting would be installed above the two garage doors closest to Lowell Road. The three recessed lights shall not exceed 800 lumens each.

Commission members discussed the proposed paint colors. Several Commission members indicated that they had no problems with the proposed paint colors for the body, trim, and garage doors. It was the consensus opinion of the Commission that the appropriate stain for pedestrian doors was Minwax Dark Walnut 2716 and the Applicant agreed.

Commission members reviewed the proposed garage doors. A Commissioner noted that the proposed Lehigh model featured elements that were more appropriate for barn doors and not attached garages. The Applicant advised the Commission that he was open to installing another model and asked if there was another model from the manufacturer's brochure that was appropriate for the structure. Several members indicated that the Carbon model was more in line with the structure. The Applicant noted that he thought the Carbon model was a good choice.

The Chair opened the discussion to public comment and there was none at this time.

Ms. Glenn moved to approve painting the body of the structure "Stonington Gray" (BM HC-170), the trim and the garage doors with "White Dove" (BM OC-17), and the front/side/rear pedestrian doors in "Dark Walnut" (Minwax 2716). Approval to install five light fixtures as submitted. The light fixtures will feature dark sky compliant bulbs model DSLM-40. The material for each fixture is aluminum with clear seeded glass. The two fixtures at the front entryway will be the Calistoga 2095SB-LED fixture. The two fixtures near the side sliding door and one fixture rear pedestrian door behind the garage will be the Calistoga 2090SB-LED fixture. Approval

for 6” recessed lighting at the side entrance and 4” recessed lighting at above the two garage doors closest to Lowell Road. The three recessed lights shall not exceed 800 lumens each. There will be no recessed lighting above the third garage door. Approval for the installation of the “Carbon” model garage doors from the Morano Builder Series manufactured by Everite. The garage doors feature 2 panel – 3 over 3 windows. Approval to install copper or fiberglass half-round k-style gutters and full round downspouts in the locations as submitted. If fiberglass gutters are installed, they should be painted White Dove to match trim. Mr. King seconded the motion and ALL VOTED IN FAVOR.

A Commission member noted that the Applicant and Commission had been involved in litigation, and to his knowledge, the suit against the Commission had not been rescinded. The Commission member requested that the meeting record indicate that the Commission acted upon the current Application with due diligence and the Commission’s decision to approve the Application was not taken under the shadow of said litigation. Town Staff advised the Commission that she would reach out to the Town Manager for an update about the litigation from Town Counsel.

CONTINUED PUBLIC HEARINGS

Rotary Club of Concord, 12 Main Street, Monument Square/North Bridge Historic District, to remove existing granite and paving and install new USS Concord Bell memorial

At 8:36 p.m. the Commission resumed the continued hearing for 12 Main Street. Mr. Dane and Mr. Hale reappeared before the Commission.

The Commission and the Applicants resumed the discussion regarding the brick pattern. Mr. Dane opined that he was willing to change the proposed brick pattern if the Commission felt that the pattern should change. A Commission member drew a sketch of the brick pattern he preferred. The sketch had the bricks laid out in manner that someone entering the memorial site from Main Street would be walking against the bricks. Other Commissioners felt that the pattern indicated on the sketch was best suited for the site. The pavers would be laid out in a running bond pattern in the direction perpendicular to the new bench. There will be a soldier course of pavers around the perimeter of the newly paved space.

Commission members expressed support for several items shown in the revised plans. These items included the reuse of the existing bike racks, the proposed dimensions of the bell and pediment, and the design and location of the water fountain. After a brief discussion, the Commission concluded that the typeface of the memorial should be Garamond.

A Commission member inquired if the site had sufficient public access. The Commissioner asked if other Members felt that the proposed seating areas were adequate for public use. Mr. Dane noted that the new bench will be rough, unfinished granite similar to the existing wall. Mr. Hale also pointed out that people could also sit on the wall if the benches were occupied. Several Commission members opined that the revised plans created an area that was more welcoming than the existing site.

A Commissioner asked if the epoxy component keeping the bell in place was strong enough to counter random acts of vandalism. Mr. Dane confirmed that the epoxy was scientifically designed for this type of application. Mr. Dane also stated that the bell would be bolted to the base.

A Commission member asked the Applicants to clarify earlier comments about the potential inclusion of interpretive signage to memorial. She noted that it would be difficult to incorporate such signage on the bell memorial since the front face of the pillar had a polished finish with incised lettering and the other three sides of the pillar had a rough finish. Mr. Dane stated that any discussions on whether to include additional interpretive signage would only take place well after the construction of the memorial.

A Commission member pointed out that several Rotary Club of Concord projects included signage that indicated the project was a gift of the Rotary Club. The Commission member asked if this project included similar signage. Mr. Hale said there was no signage to indicate that the memorial was a gift of the Rotary Club of Concord. Mr. Dane stated that the Rotary Club did not want to interfere with the dignity of the display.

Ms. Glenn moved to approve the reconstruction of the existing park space to the left of the Veteran’s Memorial in Monument Square as a memorial site for the USS Concord Bell. The approved design would repave the space and install the Bell on a granite pillar and plinth near its center. Also included in the design is the installation of a new granite water fountain, the relocation of the existing bike racks, the installation of a new stone bench, and the planting of new vegetation. The space will be repaved in Boston City Hall pavers to match the Veteran’s Memorial. The pavers will be laid out in a running bond pattern in the direction perpendicular to the new bench as indicated on sketch dated 2/11/16. There will be a soldier course of pavers around the perimeter of the newly paved space. The Bell will be placed on a granite plinth that will be located in the center of the repaved area. The front face of the pillar will have a polished finish while the other three sides of the pillar will have a rough finish. The incised lettering for the inscription on the pillar will be in Garamond font. Facing the front of the Bell, a new stone bench will be installed. The new bench will be unfinished granite similar to the existing granite wall along Main Street. A new concrete pad will be added next to the existing concrete path leading to the parking area. On the concrete pad, a new water fountain and bike racks will be installed. The fountain will be a granite pedestal that matches the existing fountain in Monument Square. The bike racks that currently exist on the site will be relocated and installed on the new

concrete pad adjacent to the water fountain. New plantings as indicated on the revised landscape plan will be planted throughout the site. There is no lighting associated with the project. The approved revised plans are signed by Chair Terry Gregory and dated 2/11/16. Mr. King seconded the motion and ALL VOTED IN FAVOR. The approved design was signed by Chair Terry Gregory and dated 2/11/16.

OTHER BUSINESS

Discussion of alternative forms of Historic Districts and their protections – Commission members agreed to hold this discussion at a future meeting.

Minutes of the December 3rd and January 7th minutes – It was noted that the December 3rd minutes were approved at a prior meeting. Mr. Fiori moved to approve the January 7th meeting minutes as revised per Commission comments. Mr. King seconded the motion and ALL VOTED IN FAVOR.

Ms. Shumway moved to adjourn. Mr. King seconded the motion and ALL VOTED IN FAVOR.
The Meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Andrew W. Mara
Administrative Assistant

Minutes Approved on: June 2, 2016

Nea Glenn, Secretary